

Trumark Companies

December 5, 2005

Sunnyvale City Council

Mayor Ron Swegles
Vice Mayor Otto Lee
Anthony Spitaleri
Christopher Moylan
John Howe
Dean Chu
Melinda Hamilton

RE: 1287 Lawrence Station Road - Proposal for General Plan Amendment Initiation Request

Dear Mayor, Vice Mayor and Councilmembers:

Trumark Companies respectfully requests that the Sunnyvale City Council initiate a General Plan Amendment to allow residential and mixed-use development on the sites at 1277 and 1287 Lawrence Station Road.

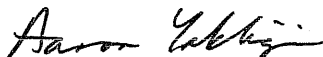
The two sites (APN 110-15-044 and 110-15-045) total approximately 6.5 acres and are bounded by Lawrence Expressway to the west, Elko Drive to the south and Lawrence Station Road to the east. The existing office and light industrial space has been nearly empty for almost 4 years and fully vacant since 2003. We are requesting that the General Plan be amended to change the land use designation for these sites from MS (Industrial & Service) to R-5 (High Density Residential).

Past residential proposals on this site were not successful due to the lack of amenities such as retail and open space. Trumark's proposal includes retail and office space, as well as ample on-site open space. In addition to creating a strong sense of arrival at this Sunnyvale gateway from Highway 237, this proposal responds to the neighborhood's request for local retail as it would place retail within walking distance of existing residential neighborhoods, nearby employment centers, and two light rail stations.

We are excited about the possibilities for these sites and the potential improvement of the gateway from Highway 237 at Lawrence Expressway with new opportunities for commercial business owners and future homeowners alike. Thank you for your consideration of this General Plan Amendment Initiation Request and we look forward to working with the City towards the betterment of these sites and the surrounding Sunnyvale community.

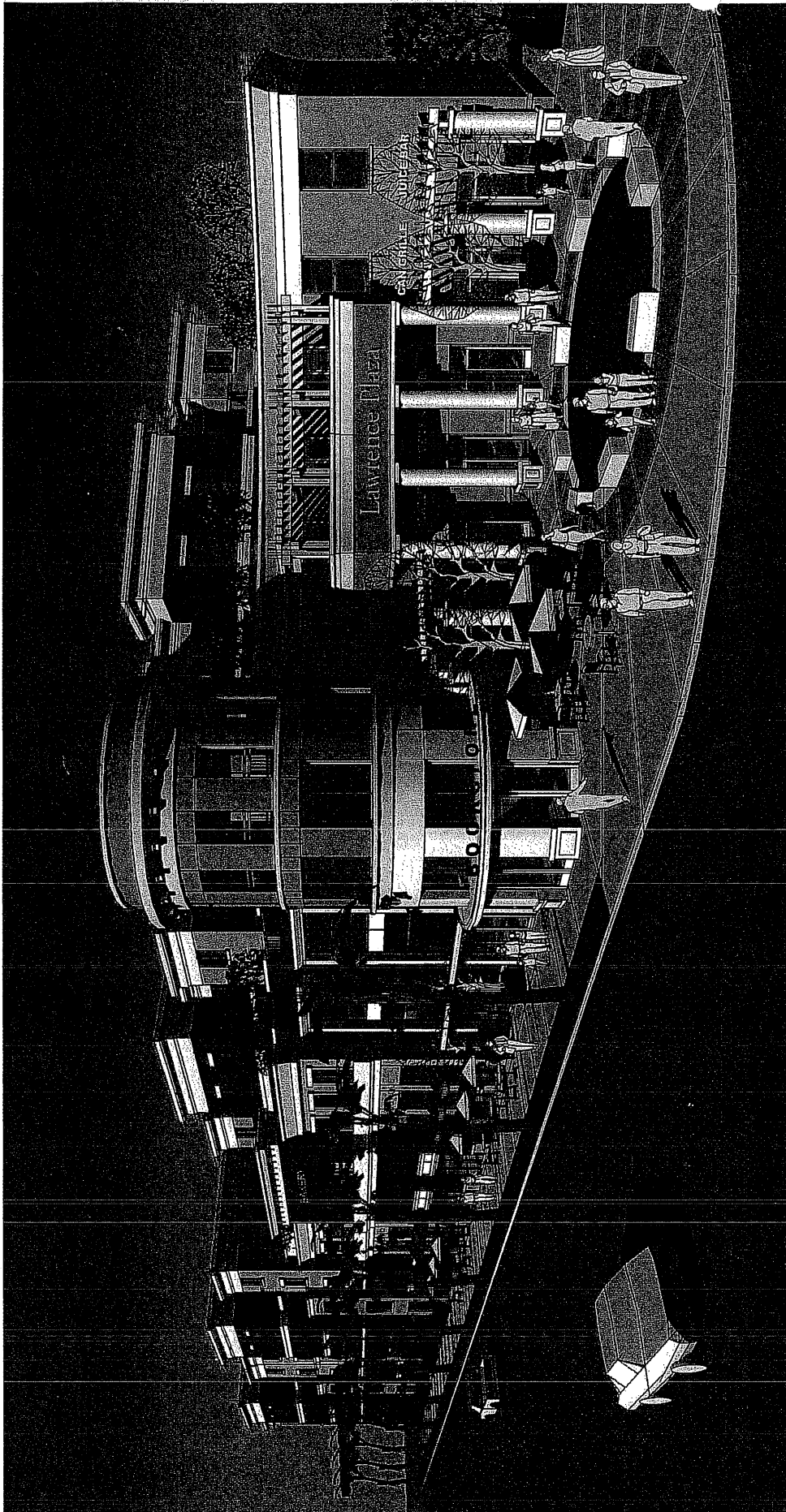
Sincerely,

TRUMARK COMPANIES



Aaron Yakligian
Project Leader





Perspective

Lawrence Expressway
Sunnyvale, California

TRUMARK COMPANIES

November 28, 2005